



20 The Lawns, Mount Pleasant



DAVID CHADWICK  
ST ALBANS

## 20 The Lawns, Mount Pleasant, St Albans. AL3 4TB

Porch | Entrance Hall | Sitting/dining room | Kitchen/breakfast room | 2 Double bedrooms | Bathroom | Loft | Garden | Communal grounds | Residents' parking | Leasehold 937 years remaining | EPC C | No onward chain

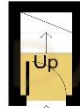
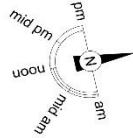
### The Property

A spacious first floor maisonette occupying an enviable corner position within this small private development conveniently located in the heart of the old conservation area and within easy reach of the city centre, both stations, excellent schools and extensive local amenities including the Abbey, Verulamium Park & Lakes, and St Michaels Village. The main entrance on the ground floor leads to a porch and a staircase to the first floor where all the main accommodation can be found. There is a spacious sitting dining room with parquet flooring and a large window with far reaching views to the south. The principal bedroom, which is dual aspect, enjoys similar far-reaching views and the southerly aspect floods both of these rooms with a great deal of natural light. There is a second bedroom, also a double, a stylishly appointed contemporary bathroom, while a well-proportioned modern kitchen dining room over looks the gardens to the rear. A fitted cupboard to the principal bedroom, along with an airing cupboard to the landing/entrance hall complete the picture to the first floor, while a hatch with pull down ladder provides access to the loft. Outside, to the rear there is a garden with a shed and there are further shared gardens to the front of the development as well as shared residents' parking.









Ground Floor



First Floor

### THE LAWNS, AL3

APPROX. GROSS INTERNAL FLOOR AREA 719.02 SQ FT / 66.80 SQ M.

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